



***Town of Tyngsborough  
Planning Board***  
25 Bryants Lane,  
Tyngsborough, Massachusetts 01879-1003  
Office: (978) 649-2300 ext. 115

MINUTES  
May 7, 2009

## **APPROVED**

**Attachments:**

1. Meeting Agenda
2. David E. Ross Associates, Inc. Deer Ridge Estates Subdivision Requested Bond  
Release: 5/7/09
3. David E. Ross Associates, Inc. Beaver Run North Subdivision Requested Bond  
Release: 5/7/09
4. Planning Board Monthly Report: April 2009

**Members Present:** Caryn DeCarteret, Chairman  
Steve Nocco, Vice Chairman  
John Forti, Secretary  
Steve O'Neill, Treasurer  
Pamela Berman, Clerk  
Jesse Johnson, P.E.: David E. Ross Associates

**Members Absent:** Jim Miller

**7:00pm -** Meeting called to order by Chairman DeCarteret

**7:02pm -** ANR Application – Descheneaux Lane (M24, P12B, L0): John Alexa

John Alexa of 86 Norris Road submitted the revised ANR application and plans for Descheneaux Lane (M24, P12B, L0). The revised plans incorporate the additions requested by the Planning Board at the April 2, 2009 meeting. In addition, it was noted that the map and parcel were not indicated on the plans, therefore, Chairman DeCarteret hand wrote them on the plans.

**S. Nocco:** Motion to approve the ANR for Descheneaux Lane (M24, P12B, L0) titled Land Court Plan of Land Norris Road Tyngsborough, MA: April 17, 2009

**J. Forti:** 2<sup>nd</sup> the motion.

**In Favor: 4 Opposed: 0 Absent: 1**

**Passes: 4-0**

**7:05pm** - ANR Application – 160 Pawtucket Blvd. (M27, P56B): Gray Wolf Realty, LLC (Stonehedge Nominee Trust).

Scott Hayes of Foresite Engineering appeared before the Board to submit an ANR application for Gray Wolf Realty, LLC. The proposal is to “cut-off” a parcel that was re-zoned as part of previous litigation that has been settled. Upon review of the plans, the Board requested that the following statement be added to the plans: “The above endorsement is not a determination of conformance with zoning regulations.” The Board decided that this statement could be hand written on the available plans, instead of holding up the application, as the Board had no issues with the application or plans.

**S. Nocco:** Motion to approve the ANR for 160 Pawtucket Blvd. (M27, P56B): Gray Wolf Realty, LLC (Stonehedge Nominee Trust).

**S. O’Neill:** 2<sup>nd</sup> the motion.

**In Favor:** 4 **Opposed:** 0 **Absent:** 1

**Passes:** 4-0

## **DISCUSSION**

✚ Westford Rd. ATM concept project

Marc Vanson of TF Moran appeared before the Board for Larry Bucci who is proposing to build a small ATM complex on the corner of Dunstable Rd. and Westford Rd. Mr. Vanson presented a conceptual site layout plan to the Board for their comments. The Board noted that the project should incorporate an extensive amount of research regarding traffic, driveway access, zoning, usage, and conservation issues. Mr. Vanson indicated that those items would definitely be addressed during the design phase of this project.

**7:45pm** - Meeting recess called by Chairman DeCarteret

**8:10pm** - S. O’Neill departed the meeting.

**8:15pm** - Beaver Run North and Deer Ridge Estates Bond Releases.

## **ENGINEER REPORTS**

J. Johnson briefed the Board on his reports for Beaver Run North and Deer Ridge Estates.

**S. Nocco:** Motion to accept the engineer reports dated May 7, 2009.

**J. Forti:** 2<sup>nd</sup> the motion.

**In Favor:** 3 **Opposed:** 0 **Absent:** 2

**Passes:** 3-0

The Board received a letter of completion for the Beaver Run North subdivision on April 6, 2009. In addition, a letter of completion for the Deer Ridge Estates subdivision was received by the Planning Board on April 9, 2009. In accordance with M.G.L. c. 41, § 81U, a response from the Planning Board is due by certified mail on May 21, 2009 (Beaver Run North), and May 24, 2009 (Deer Ridge Estates). The Board requested that all of the work pending for both of these subdivisions be completed by July 10, 2009. Mr. Connell agreed to complete all repairs as requested by that July 10<sup>th</sup> deadline. The Planning Board will send Connell Construction the engineer reports via certified mail in accordance with M.G.L. c. 41, § 81U.

**S. Nocco:** Motion to reduce the bond for Beaver Run North Phase 2 (1350±) by \$10,727 and setting the new bond amount at \$10,000.

**J. Forti:** 2<sup>nd</sup> the motion

**In Favor: 3 Opposed: 0 Absent: 2**

**Passes: 3-0**

**S. Nocco:** Motion to reduce the bond for Beaver Run Subdivision (500' + temp. cul de sac) by \$3,735 and setting the new bond amount at \$4,000.

**J. Forti:** 2<sup>nd</sup> the motion

**In Favor: 3 Opposed: 0 Absent: 2**

**Passes: 3-0**

**S. Nocco:** Motion to reduce the bond for Deer Ridge Estates Phase 1 (Sta 0+00 – 21+00) by \$32,573.65 and setting the new bond amount at \$35,451.

**J. Forti:** 2<sup>nd</sup> the motion

**In Favor: 3 Opposed: 0 Absent: 2**

**Passes: 3-0**

**S. Nocco:** Motion to reduce the bond for Skyline Phase 3 (500 feet) by \$5,348.25 and setting the new bond amount at \$5,845.50.

**J. Forti:** 2<sup>nd</sup> the motion

**In Favor: 3 Opposed: 0 Absent: 2**

**Passes: 3-0**

**S. Nocco:** Motion to reduce the bond for Alpine Phase 3 (400 feet) by \$4,463.70 and setting the new bond amount at \$4,643.80.

**J. Forti:** 2<sup>nd</sup> the motion

**In Favor: 3 Opposed: 0 Absent: 2**

**Passes: 3-0**

## **ADMINISTRATIVE**

**S. Nocco:** Motion to approve the minutes from April 2, 2009.  
**J. Forti:** 2<sup>nd</sup> the motion  
**In Favor: 3   Opposed: 0   Absent: 2**  
**Passes: 3 - 0**

**8:45pm**

**S. Nocco:** Motion to adjourn  
**J. Forti:** 2<sup>nd</sup> the motion  
**In Favor: 3   Opposed: 0   Absent: 2**  
**Passes: 3 - 0**

Minutes respectfully submitted by  
Pamela Berman  
Planning Board Administrative Assistant